PUBLISH: January 26, 2025
TAG: Reso 4608

NOTICE OF DIRECT LAND SALE

NOTICE IS HEREBY GIVEN that the City of Henderson, Nevada, a municipal corporation and political subdivision of the State of Nevada ("City"), intends to make a direct sale of approximately 2.6 acres, more or less, of real property located in the Southeast Quarter (SE 1/4) of Section 15, Township 23 South, Range 61 East, M.D.M., City of Henderson, Nevada, which is currently identified as Clark County Assessor's Parcel Number 191-15-711-001 ("Property"), without first offering the Property to the public, pursuant to the provisions of NRS 268.063 and Henderson City Charter Section 2.320, subject to the following:

DATE, TIME AND PLACE OF PROPOSED SALE; TERMS AND CONDITIONS

The Property is to be sold to Via Nobila LLC, a Nevada limited liability company ("Buyer"), for a minimum purchase price of Nine Hundred Thirty Thousand and 00/100 Dollars ($930,000.00 U.S.), subject to all existing easements and encumbrances of record, for the purpose of constructing and operating a new headquarters, training, and dispatch center for Community Ambulance.

The public meeting at which City Council will consider and possibly accept and approve a binding Purchase and Sale Agreement between the City and Buyer is March 4, 2025 at 4:00 p.m., or as soon after such time as practical, in the City Council Chambers, 240 Water Street, Henderson, Nevada 89015.

As a condition of the sale of the Property, Buyer must deposit Forty-Six Thousand Five Hundred and 00/100 Dollars ($46,500.00 U.S.), equal to five percent (5%) of the purchase price, into escrow no later than 5:00 p.m. March 6, 2025.

Resolution No. 4608 and this Notice of Direct Land Sale shall be posted at the Henderson Multigenerational Center, 250 S. Green Valley Parkway; City Hall, 240 Water Street; Whitney Ranch Recreational Center, 1575 Galleria Drive; and Fire Station No. 86, 1996 E. Galleria Drive. Any interested parties may obtain copies of the resolution and notice in the Office of the City Clerk, 240 Water Street, Henderson, Nevada.

THIS NOTICE IS GIVEN pursuant to and subject to Section 2.320 of the Charter of the City of Henderson, Nevada.

For more information, contact the City Clerk's Office at 240 Water Street, P.O. Box 95050, Henderson, Nevada 89009-5050.

Dated this 21st day of January, 2025.

/s/ Jose Luis Valdez
JOSE LUIS VALDEZ, CMC, CITY CLERK